

CODE ENFORCEMENT BOARD
1st FLOOR COMMISSION CHAMBER
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
JULY 28, 2015
9:00 A.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative attendance 2/2015 through 1/2016	
		<u>Present</u>	<u>Absent</u>
Howard Elfman, Chair	P	6	0
Chad Thilborger, Vice Chair	A	3	3
Paul Dooley	A	5	1
Joan Hinton	P	5	1
Patrick McGee	P	6	0
Lakhi Mohnani	P	6	0
Howard Nelson	P	5	1

Alternates:

Michael Madfis	P	1	0
Joshua Miron	P	1	5
Robert Smith	P	5	1

Staff Present

Bruce Jolly, Board Attorney
Peggy Burks, Clerk III
Rhonda Hasan, Assistant City Attorney
Lori Grossfeld, Clerk III
Yvette Ketor, Secretary, Code Enforcement Board
Deanna Bojman, Clerk III
Porshia Goldwire, Administrative Aide
Alejandro DelRio, Building Inspector, interpreter
Tasha Williams, Admin Aide
Dorain Koloian, Clerk III
Alexander Gill,
Jose Abin, Building Inspector
Robert Masula, Building Inspector
Tishna Brinson, Project Specialist
George Oliva, Building Inspector
Jamie Opporlee, Prototype Inc., Recording Secretary

Communication to the City Commission

None.

Respondents and Witnesses

CE14121618: John Wilkes, attorney
CE15040771: Marc Falsetto, tenant
CE15011051: Jeffrey Smith, owner
CE15011800: Courtney Crush, attorney
CE15040832: Anibal Ciffoni, owner
CE14080903: Andree Greene, property manager
CE14110327: Lisa Brooks, power of attorney
CE15041065: Stephen Paul Williams, owner
CE15041071: Paul Vigil, owner
CE15030646: Sinikiwe Chiwara, property manager
CE14051438: Stan Switzer, owner
CE15061160: Timothy Singer, owner
CE15030848: Timothy Sigfried, power of attorney
CE14060442: Arthur Williams Jr., owner
CE14031442: Dennis Brooks, owner
CE15040555: Christina Irwin, property manager; Garo Gallo, tenant
CE14111588: Redman Charles Burns, trustee
CE13091180: Kimberly Myrna McClam, owners' granddaughter
CE14070488: Ignacio Martinez, owner; Wendy Collins, association manager
CE14072166: Abeer Hasan, owner
CE15010524: Sarah Bilia, owner
CE14031887: Gary Lee Ansley, contractor
CE13030518: Brian Bullock, architect
CE14051264: Andrew Holland, owner
CE15041070: Marcello DiMaria, owner
CE15021157: Albano Fatigati, owner
CE15031104: James Crews, owner's representative
CE14071684: Eric Sotero Martinez, general contractor
CE15061470: Stephen Todaro, architect
CE14051440: Vanel Alladin, owner
CE15051433: Sean Frampton, trust representative
CE14070706: Rees Gillespie III, owner
CE14081828: Heather Thomas, consultant
CE15011433: Scott Jesue, general manager
CE14101440: Jose Gonzalez, owner
CE14030562: Simona Hachman, owner
CE15030025: William Bravos, owner
CE14060539: Anamaria Mendez, owner
CE14060058: Daniel Rizzi, contractor
CE13031281: Maria Brandt, owner; Jorge Brandt, owner's son

CE14110051: Kristin Coomer, bank attorney
CE14121723: M. Ross Schulmister, attorney
CE14090039: Vincent Esposito, owner
CE15061651: Arnoldo Salas, owner

The meeting was called to order at 9:00 a.m.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Case: CE14051438

645 Northwest 14 Terrace
645 NORTHWEST 14 TERRACE LANDTRUST
%SWITZER, STAN TRUSTEE

This case was first heard on 2/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported permit applications had been submitted and recommended a 56-day extension.

Stan Switzer, trustee, stated they had a permit and had already begun work.

Inspector Abin confirmed there were permits applications for all work needed to comply the violations.

Motion made by Mr. Nelson, seconded by Mr. Miron, to grant a 56-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE14090039

3145 Northeast 9 Street
ESPOSITO ENTERPRISES INC.

This case was first heard on 10/28/14 to comply by 11/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit had been issued but the sub permits had not. The owner had changed the contractor on the master permit and Inspector Masula had advised him to submit the sub permit contractors. He recommended a 56-day extension.

Vincent Esposito, owner, said he was trying his best.

Motion made by Mr. Nelson, seconded by Mr. Miron, to grant a 56-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE14111588

814 Southwest 26 Court
RANDOLPH, DONNA LE
BURNS IRREVOCABLE FAM TR

This case was first heard on 5/26/15 to comply by 6/23/15. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,100 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been no progress. He confirmed there was no power to the home and recommended imposition of the fines.

Redman Burns, trustee, said he had not received notice until the property was posted. He explained the property had been vacant for two years and he had put a new roof on the house. Mr. Burns requested an extension to complete work.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 56-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Mr. Madfis joined the dais.

Case: CE14121723

2879 Northeast 28 Street
NOLAN, GERALD N

This case was first heard on 3/24/15 to comply by 5/26/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and sub permits had failed plan review. He said corrections would take some time and recommended a 56-day extension.

M. Ross Schulmister, attorney, could not testify regarding who was occupying the property. Mr. Nelson was concerned about the electrical issues at the property and suggested the owner have an electrician certify the work as soon as possible. Inspector Masula said the Board could request the electrical contractor get a minimum electrical repair permit and walk the property with an inspector. Any concerns could be addressed immediately.

Ms. Hasan said the Board had the authority to order "any additional measures" to bring the property into compliance. Mr. Nelson said he would have been more comfortable with that when the Board was making a finding of fact, not during discussion of an extension. He suggested the Board could allow a brief extension and the owner's electrician could provide evidence the property was safe when requesting any further extension.

Motion made by Mr. Nelson, seconded by Mr. Miron, to grant a 28-day extension to 8/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14121618

9 Harborage Isle Drive
BALDINI, SYLVIA

This case was first heard on 5/26/15 to comply by 7/28/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the permits had been renewed and recommended a 91-day extension.

John Wilkes, attorney, agreed to the extension.

Inspector Oliva confirmed that the owner had turned off the pool lights and only ran the pool pump after midnight. Mr. Wilkes stated the house was not occupied, power was off to the pool and koi pond and there was a child barrier in place. Mr. McGee recalled seeing the child barrier when the case was first presented to the Board.

Motion made by Mr. Nelson, seconded by Mr. Miron, to grant a 91-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14060539

2496 Cat Cay Lane
1463 PROPERTIES LLC

This case was first heard on 7/22/14 to comply by 9/23/14. Violations and notice were as noted in the agenda. The property was in compliance, fines had accrued to \$840 and the City was requesting no fine be imposed.

Robert Masula, Building Inspector, reported permits were active and requested no fines be imposed.

Motion made by Mr. Nelson, seconded by Mr. Miron, to impose no fine. In a voice vote, motion passed 7-0.

Case: CE14071684

1608 Southwest 10 Court
SOFREI LLC

This case was first heard on 1/27/15 to comply by 3/24/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 7/29/15 and would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported no permit applications had been submitted and recommended imposition of the fines.

Eric Martinez, general contractor, said the owner had hired him six weeks ago to completely remodel the home. He anticipated submitting permit applications in the next couple of weeks and requested additional time. Mr. Nelson asked if "substantial applications" would be submitted within 28 days if the Board granted an extension and Mr. Martinez said there would be "movement."

Ms. Hasan reminded the Board that this was a 2014 case and the owner had purchased the property aware of all violations.

Mr. Madfis remarked that in the month and a half since he had been hired, Mr. Martinez could have pulled some of the permits.

Motion made by Mr. McGee, seconded by Mr. Nelson, to grant a 28-day extension to 8/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE13091180

833 Northwest 19 Avenue
BROWN, J M & SILLIE MAE EST

This case was first heard on 11/26/13 to comply by 3/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity.

Kimberly Myrna McClam, the owner's granddaughter, said the property was still in probate. She had presented a letter of administration to the City but been told she could not use it to apply for permits. Ms. Hasan reviewed the document and stated it would be sufficient to apply for permits. Ms. McClam agreed to file permit applications.

Motion made by Mr. Nelson, seconded by Mr. Hinton, to grant a 91-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15040771

201 Southwest 2 Street
RIVERWALK CENTRE LTD

This case was first heard on 6/23/15 to comply by 7/28/15. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported permit applications had been picked up for corrections and recommended a 56-day extension.

Marc Falsetto, tenant, said corrections to the plumbing application had been submitted.

Motion made by Mr. Miron, seconded by Ms. Hinton, to grant a 56-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14072166

907 Northwest 12 Terrace
HASAN, ABEER

This case was first heard on 6/23/15 to comply by 7/28/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported permits had been issued and work was in progress and recommended a 56-day extension. He said the permits had been issued, allowed to expire and renewed the previous day. This was why he did not want to grant a longer extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 56-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

Case: CE14060442

727 Northwest 17 Street
DALL 2 LLC

This case was first heard on 10/28/14 to comply by 1/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the permit applications had been submitted on 3/15/15, failed review and corrections had not been submitted. He recommended no extension be granted.

Arthur Williams Jr., part owner, stated he believed the contractor had pulled permits but agreed to confirm it.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 8/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14060058

2500 Lucille Drive
KLAIRMONT, LARRY

This case was first heard on 6/23/15 to comply by 7/28/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity and the owner's contractor was present to represent the owner.

Daniel Rizzi, contractor, said the owner and his fiancée had hired him the previous week. He stated he would remove the shed very soon but needed engineers and plans to do the other work. Mr. Rizzi said the property was unoccupied now. He agreed to turn off the generator, do something about the pool pump and address the awning issue. He requested 90 days.

Inspector Masula had noticed that additional dock work had been done recently and advised Mr. Rizzi to address this as well. Mr. Rizzi agreed.

Motion made by Mr. Miron, seconded by Ms. Hinton, to grant a 91-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15041070

1333 Northeast 15 Avenue
SPORN, KENNETH F &
DIMARIA, MARCELLO

This case was first heard on 5/26/15 to comply by 7/28/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported there had been no progress and the most he would recommend was a 28-day extension for the owner to renew the permit and begin inspections.

Marcello DiMaria, owner, said he had requested the original microfilm plans from the City and requested an extension.

Inspector Oliva asked the owner to disconnect the power to the pool lights and only run the pump at night. Mr. DiMaria said he would inform the tenants to turn off the pool lights.

Mr. Miron wondered why nothing had been done yet. Mr. DiMaria said he had been trying to prepare the documents for the permits himself and the pool contractor was now out of business.

Mr. McGee was concerned about the safety of the pool. Ms. Hinton stated Mr. DiMaria could disconnect power to the pool; he did not need to rely on the tenant to do it.

Inspector Oliva said the child barrier required a lock located 56" from the ground and he wanted to confirm this by an inspection.

Inspector Oliva reminded the Board that Mr. DiMaria could not apply for a permit since he did not reside in the property; he must hire an electrical contractor. He wanted the contractor to apply for a permit and perform an emergency repair to ensure the pool was safe.

Motion made by Mr. McGee, seconded by Mr. Nelson, to grant a 182-day extension to 1/26/16, during which time no fines would accrue. In a voice vote, motion failed 0-7.

Case: CE13030518

1215 Seminole Drive
KEENAN, BRIAN F

This case was first heard on 11/25/14 to comply by 1/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$675.

Robert Masula, Building Inspector, reported the plans had been awaiting pickup for corrections since June 29.

Brian Bullock, architect, stated they had resubmitted the plumbing plans the previous day. They were still working on structural and mechanical items. He requested additional time.

Motion made by Mr. Nelson, seconded by Mr. Miron, to grant a 28-day extension to 8/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14031887

1140 Northwest 4 Avenue
VILLA, ROBERT

This case was first heard on 8/26/14 to comply by 9/23/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the work was approximately 75% completed but there was no air conditioner permit application. He recommended a 28-day extension.

Gary Ansley, contractor, said he had just learned of the AC issue earlier in the day. Inspector Oliva referred to the Notice of Violation regarding the air conditioner and Mr. Ansley stated the owner had indicated he had taken care of it. He needed to confirm whether the company that installed the air conditioning was licensed.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 56-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14070706

1770 Northwest 64 Street #620
TENANT: CYPRESS COMMERCE LTD

This case was first heard on 4/18/15 to comply by 7/28/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported there had been no progress.

Rees Gillespie, owner, reported a permit had been issued to the air conditioning contractor but additional information was required. He requested a 30-day extension. Inspector Oliva recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 8/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14030562

2317 Southwest 34 Avenue
SUNNY BROWARD VENTURES LLC

This case was first heard on 1/27/15 to comply by 3/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$3,400.

George Oliva, Building Inspector, reported revisions were needed to the plans and recommended a 56-day extension.

Simona Hachman, owner, said they had applied for all permits except the electrical, which they would submit the following day.

Motion made by Mr. Miron, seconded by Ms. Hinton, to grant a 56-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15011433

1819 Southeast 17 Street
THE PORT CONDO ASSN INC.

This case was first heard on 4/28/15 to comply by 6/23/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the bathroom had been demolished and the sewer cap permit application had been submitted. He recommended a 28-day extension.

Motion made by Mr. McGee, seconded by Mr. Nelson, to grant a 56-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

The Board took a brief break.

When the hearing reconvened, Mr. Nelson was absent from the dais.

Case: CE14081828

1775 Northeast 20 Street
SIDDIQI, JUNAID
SIDDIQI, SAUMINI

This case was first heard on 4/28/15 to comply by 6/23/15. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,550 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the window permit had been issued on 7/23/15 and the gas and fence permits were closed. They were working on inspections for the master pool permit. He recommended a 182-day extension.

Heather Thomas, consultant, confirmed they were working on it.

Motion made by Mr. McGee, seconded by Ms. Hinton, to grant a 182-day extension to 1/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE14051440

1663 Northwest 15 Terrace
ALLADIN, VANEL

This case was first heard on 9/23/14 to comply by 1/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$270.

George Oliva, Building Inspector, said there had been no progress and he did not recommend any extension.

Vanel Alladin, owner, stated he had been informed the plans required one correction. His architect had made the correction and he intended to resubmit the plans later in the day.

Motion made by Mr. Miron, seconded by Ms. Hinton, to grant a 56-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Mr. Nelson returned to the dais.

Case: CE15041071
447 Southwest 5 Avenue
RIVER TR

This case was first heard on 5/26/15 to comply by 7/28/15. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 7/29/15 and would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, reported the violation remained and the permit had not been renewed. He had also noticed that the property was for sale. Inspector Oliva did not recommend any extension. He said there was a barrier in the form of a divider, but he did not know if it met the criteria for a child barrier.

Paul Vigil, owner, said he had just received the notice the previous Friday and Ms. Ketor had confirmed the notices had been sent to an old address. Inspector Oliva said the notifications were sent to the address on file with the Property Appraiser and the notice had been posted on the property before the May hearing. Mr. Vigil explained he had built the property but he did not recall who had installed the pool almost 10 years ago. He assumed all permits had been closed out properly, since he had a Certificate of Occupancy.

Chair Elfman said since there was a sale pending on the home, the Board would not grant a long extension. Mr. Vigil requested 90 days and said he would hire a contractor and notify the potential buyer of the violations.

Inspector Oliva stated the permits were from November 2004 and he did not know if they were renewable. His greatest concern was the pool electrical work and asked the owner to disconnect the pool light from electricity.

Ms. Hasan reported the property appraiser still had the owner's old address.

Motion made by Mr. Miron, seconded by Mr. McGee, to grant a 56-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Nelson opposed.

Case: CE14031442

801 Southeast 18 Street
BROOKS, DENNIS H & THO T

This case was first heard on 3/24/15 to comply by 5/26/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported on progress made with the violations and recommended a 28-day extension for the owner to address item 2 on the Notice of Violations.

Dennis Brooks, owner, agreed.

Motion made by Mr. Nelson, seconded by Mr. Miron, to grant a 28-day extension to 8/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14110051

2811 Northeast 57 Street
DEUTSCHE BANK NATL TR CO TRUSTEE
%FIDELITY/HSBC-NY

This case was first heard on 5/26/15 to comply by 6/23/15. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,400 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported there had been no activity toward compliance.

Kristin Coomer, bank attorney, said this was a foreclosure case for which there was an ongoing appeal. The bank was fighting the current tenants. She requested time to complete litigation and for the existing fines to be abated.

Ms. Coomer said the bank had certificate of title. She stated the appeal did not automatically void the order of foreclosure.

Ms. Hasan said the property had been the subject of numerous complaints from several sources. She pointed out that the certificate of title had been issued to the bank five years ago. Chair Elfman asked if the appeal limited the bank's ability to act. Ms. Coomer could not say if the court also issued a protective order for the squatters. Mr.

Nelson recommended a 28-day extension to allow the bank time to determine if there was a protective order.

Inspector Masula recalled the violations and said the property squatter had been extremely difficult, including a complaint from a neighbor that his life had been threatened. Fort Lauderdale Police were monitoring the property.

Motion made by Mr. Nelson, seconded by Mr. Madfis, to grant a 28-day extension to 8/25/15, during which time no fines would accrue. In a roll call vote, motion passed 4-3 with Ms. Hinton, Mr. Miron and Chair Elfman opposed.

Case: CE15021157

1424 Northeast 55 Street
GESTION D E Q INC.

This case was first heard on 5/26/15 to comply by 7/28/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the plans were awaiting pickup for a second round of corrections. He had spoken with the owner earlier and believed he had been taken advantage of by an unlicensed contractor. Inspector Masula recommended a 56-day extension.

Albano Fatigati, owner, said he had hired a dock builder, who had not pulled a permit. the builder had subsequently recommended a contractor to take on the project and he had submitted the applications but not followed through. Mr. Fatigati said his engineer had pulled the DEP paperwork from Broward County.

Motion made by Mr. Miron, seconded by Ms. Hinton, to grant a 91-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14080903

320 Delaware Avenue
KOHUTH, RUSSELL THOMAS
%LLOYD H FALK

This case was first heard on 1/27/15 to comply by 3/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the drawing had failed plan review and was out for corrections. He recommended a 56-day extension.

Motion made by Mr. McGee, seconded by Mr. Miron, to grant a 56-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14051264

1324 Southwest 30 Street
HOLLAND, ANDREW JAMES

This case was first heard on 1/27/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance

Jose Abin, Building Inspector, reported there had been no progress; the permit had failed review on 6/6/14.

Andrew Holland, owner, said he needed to save money to have a survey conducted and new plans drawn. He noted that the survey the City had showed a second shed that was no longer on the property and this was one of the comments that had been provided by the City. Mr. Miron suggested removing the second shed to comply and Mr. Holland stated this was a rental property and he wished to keep it.

Mr. Nelson noted the case had been going on for many months. Mr. Holland reminded the Board that his son had suffered a serious medical issue and he had lost a tenant in one of his properties so he was financially strapped at present.

Motion made by Mr. Nelson, seconded by Mr. Madfis, to grant a 56-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15011800

229 S FtL Beach Boulevard
EL-AD FL BEACH CR LLC

Certified mail sent to the owner was accepted on 7/17/15.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH THE
INSTALLATION OF AN AWNING DISPLAYING SIGNAGE
WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.8

THIS PROPERTY HAS BEEN ALTERED WITH THE
INSTALLATION OF AN ALUMINUM AWNING STRUCTURE
WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 110.9

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$100 per day, per violation.

Courtney Crush, attorney, said the awning had been upgraded/replaced and requested time to pull after-the-fact permits.

Mr. Nelson asked about the signage violation and Inspector Masula said there was also another code case regarding signage. He said the advertising on the awning required a separate sign permit.

Motion made by Mr. Nelson, seconded by Mr. Miron to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 10/27/15 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE14070488

888 Southeast 3 Avenue
COURTHOUSE LEGAL CENTER ASSN

Certified mail sent to the owner was accepted on 7/16/15.

Mr. Nelson disclosed that his brother had owned a unit in this building years ago but no longer had any interest in it.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS COMMERCIAL PROPERTY HAS BEEN ALTERED WITH THE INTERIOR REMODELING OF THE THIRD AND FOURTH FLOOR WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 110.9

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula reported the case was begun pursuant to a complaint from the Fire Department regarding work without permits. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$200 per day, per violation.

Inspector Masula explained that the permit pulled regarding the electrical violations had not included the glass partitions. When the plans were resubmitted, they must include all structural and electrical work.

Wendy Collins, association manager, stated Courthouse Legal Center did not own this property: 888 Fort Lauderdale LLC owned it. Mr. Nelson asked if the correct owner should be notified before proceeding. Ms. Hasan requested time to examine the documents. Ms. Collins stated the owner had been made aware of the violations and was present.

Ignacio Martinez said he was one of the partners/owners and stated he was aware of the hearing because he had spoken with Inspector Masula. Ms. Hasan stated there was only one managing member of 888 Fort Lauderdale LLC: Alberto Pescatore. Mr. Jolly was comfortable proceeding with the information provided.

Mr. Martinez said they had contractors and an architect and intended to apply for a permit.

Motion made by Mr. Nelson, seconded by Mr. Hinton to find for the City that the violations existed as alleged and to order the property owner, 888 Fort Lauderdale LLC, to come into compliance within 56 days, by 9/22/15 or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a roll call vote, motion passed 5-2 with Mr. Mohnani and Mr. Miron opposed.

Mr. Nelson left the dais temporarily.

Case: CE15061651

4250 Galt Ocean Drive # 2U

SALAS, ARNOLDO JOSE ECHEGARAY

Service was via posting on the property on 7/17/15 and at City Hall on 7/16/15.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS CONDO UNIT HAS BEEN ALTERED WITH THE INTERIOR RENOVATION OF THE KITCHEN AND BATHROOM TO INCLUDE BUT IS NOT LIMITED TO FRAMING AND DRYWALL WORK PERFORMED WITHOUT THE REQUIRED STRUCTURAL PERMIT AND/OR INSPECTIONS.

FBC(2010) 105.4.4

THIS CONDO UNIT HAS BEEN ALTERED WITH THE INTERIOR RENOVATION OF THE KITCHEN AND BATHROOM TO INCLUDE BUT IS NOT LIMITED TO PLUMBING WORK PERFORMED WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2010) 105.4.5

THIS CONDO UNIT HAS BEEN ALTERED WITH THE INTERIOR RENOVATION OF THE KITCHEN AND BATHROOM TO INCLUDE BUT IS NOT LIMITED TO ELECTRICAL WORK PERFORMED WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2010) 105.4.11

THIS CONDO UNIT HAS BEEN ALTERED WITH THE INTERIOR RENOVATION OF THE KITCHEN AND BATHROOM TO INCLUDE BUT IS NOT LIMITED TO MECHANICAL WORK PERFORMED WITHOUT THE REQUIRED MECHANICAL PERMIT AND/OR INSPECTIONS.

FBC(2010) 110.9

THE SCOPE OF WORK PERFORMED WITHIN THIS UNIT WILL REQUIRE ARCHITECTURAL DRAWINGS TO ADDRESS ALL OF THE VIOLATIONS AND THE NEEDED CORRECTIONS FOR THESE VIOLATIONS ESPECIALLY FOR THE ELECTRICAL WORK. THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula said the case was begun pursuant to a complaint from the property management company. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$200 per day, per violation.

Inspector DelRio acted as interpreter for Arnolando Salas, owner. Mr. Salas apologized and said he was not knowledgeable about the process. He stated he had spoken to an inspector when he was first aware of the case and informed him he needed to leave the country for approximately 30 days. He had left and just returned the previous day. He produced his passport to show the date of his return. He said he had needed to attend to a medical emergency involving one of his sons. Mr. Salas asked to be assigned a Spanish-speaking inspector. He explained the medical issue with his son.

Mr. Salas stated he was aware of the violations and his plan was to do whatever was necessary to pull the permits.

Motion made by Mr. Miron, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 9/22/15 or a fine of \$150 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

Ms. Hasan agreed that a Spanish-speaking Code Inspector would be assigned to Mr. Salas' case.

Mr. Nelson returned to the dais.

Case: CE15040555
810 Northeast 4 Avenue
R W L 4 INC.

Certified mail sent to the owner was accepted on 7/15/15.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING WAS APPROVED TO BE USED AS A WAREHOUSE. IT HAS BEEN ALTERED AND IS BEING USED AS A NIGHT CLUB. THERE IS AN OPEN BAR AND IT IS NOW A VENUE FOR MUSIC/COMEDY SHOWS.

1. SEVERAL WOOD STAGES WERE BUILT AT THE REAR AND THE BAR AREA.
2. ELECTRICAL LIGHTS WERE HUNG OVER THE OPEN YARD AND THE USE OF ELECTRICAL EXTENSIONS CORDS SUPPLYING POWER TO THE STAGE AREA.

3. THERE IS A KITCHEN AREA. THEY ARE NOT APPROVED TO SELL FOOD. A PERMIT IS REQUIRED AS PER FBC 105.1.5.
4. THE PARKING LOT AND THE TWO EXISTING BATHROOMS ARE NOT THE STANDARD REQUIREMENT OF THE ADA OR THE FBC ACCESSIBILITY.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 111.1.1

THE USE AND THE OCCUPANCY OF THIS BUILDING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION FOR GROUP M TO AN ASSEMBLY GROUP A-2 OR A-3 WITHOUT OBTAINING THE REQUIRED PERMITS FOR A CHANGE OF USE AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

Inspector Oliva stated the case was begun pursuant to a complaint from the Fire Marshal. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$500 per day, per violation.

Mr. Nelson asked about a liquor license and if this was an allowed use in this zone. Inspector Oliva said there was no liquor license and the use must be changed but rezoning was not needed.

Christina Irwin, property manager said they were working with the tenant to correct the violations. The tenant had paid for a new survey and was having an architect draw plans. They also had a Consumption on Premises (COP) liquor license. Garo Gallo, tenant, produced the CPO liquor license.

Mr. McGee pointed out imminent life safety issues on the property. Ms. Irwin stated they were aware of the issues and they needed time to move forward.

Mr. Nelson acknowledged the cultural importance of the venue in the FAT Village area but said they must get permits and address the life safety issues.

Mr. Gallo pointed out there was a handicapped parking spot on premises.

Inspector Oliva stated he would work with the respondent. He recommended the respondent hire an electrical contractor to survey the electrical work within the next few weeks to address the life safety issues.

Ms. Hasan was greatly troubled by the electrical issues at the property and pointed out fire hazards and egress issues. Mr. McGee said these items were of extreme significance.

Mr. Nelson reported he had visited the venue when in operation and confirmed there was no food service from inside the building.

Motion made by Mr. McGee, seconded by Mr. Nelson to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 8/25/15 or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

The Board took a brief break.

Case: CE15040832

311 Southwest 13 Terrace
CIFFONI, ANIBAL
AYALA, LUIS

Service was via posting on the property on 7/10/15 and at City Hall on 7/16/15.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2010) 105.4.11

A CENTRAL A/C UNIT WAS REPLACED WITHOUT A PERMIT.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector DelRio stated the owner had already applied for permits for the air conditioner. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Anibal Ciffoni, owner, said they were working with Inspector DelRio,

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 9/22/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE15051433

1728 Northeast 20 Avenue
CARL A HOLCOMB REV LIV TR
HOLCOMB, CARL A TRUSTEE

Certified mail sent to the owner was accepted on 7/17/15.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. A/C UNITS WERE INSTALLED.
2. KITCHEN CABINETS ARE BEING REPLACED WHICH REQUIRE PLUMBING PERMIT FOR SINK INSTALLATION AND ELECTRICAL PERMIT FOR GFI ON THE COUNTER.

FBC(2010) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. SINK INSTALLATION FOR KITCHEN CABINETS.

FBC(2010) 105.4.5

THE ELECTRICAL IN THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ELECTRICAL GFI FOR KITCHEN CABINETS AND ELECTRICAL FOR A/C UNITS.

FBC(2010) 105.4.11

THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED OR CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. INSTALLATION OF DUCTLESS A/C UNITS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Masula stated a Stop Work Order had been posted on the property on June 30. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Sean Frampton, trust representative, said they had solicited the services of electrical, plumbing and mechanical contractors and were working with them toward compliance. He requested 90 days and informed the Board that he and the other owner needed to leave the country for 30 days.

Motion made by Mr. Nelson, seconded by Mr. Miron to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 10/27/15 or a fine of \$75 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE14110327

433 Northeast 14 Avenue
BROOKS, SCOTT

Certified mail sent to the owner was accepted on 7/17/15.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH THE INTERIOR
DEMOLITION AND REMODELING WITHOUT THE REQUIRED
PERMITS AND/OR INSPECTIONS.

FBC(2010) 110.9

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND
PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE
AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE
IS FULLY COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Lisa Brooks, power of attorney, said her former husband had intended to renovate the building and sell it but he had taken a job that required him to be out of town a lot. Ms. Brooks was applying for permits on her ex-husband's behalf to continue the renovation and sell the property. She confirmed the property was not occupied.

Motion made by Mr. Miron, seconded by Mr. Mohnani to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 10/27/15 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE15030646

508 Northwest 15 Avenue
CHIWARA, GRACE

Service was via posting on the property on 7/9/15 and at City Hall on 7/16/15.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:

1. THE WINDOWS ARE BEING REPLACED IN THE DWELLING
OPENINGS WITHOUT THE REQUIRED PERMIT.
A STOP WORK WAS ISSUED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Sinikiwe Chiwara, property manager, reported they had already applied for the permit.

Motion made by Mr. Miron, seconded by Mr. Nelson to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 9/22/15 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE13031281

2609 East Las Olas Boulevard
BRANDT-ALBERT, MARIA M
MARIA M BRANDT-ALBERT REV TR

Certified mail sent to the owner was accepted on 7/15/15

Robert Masula, Building Inspector, testified to the following violations:

FBC(2010) 105.1

1. THIS PROPERTY HAS BEEN ALTERED WITH AN ADDITION BUILT ON THE EAST SIDE OF THE HOUSE WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.
2. THIS PROPERTY HAS BEEN ALTERED WITH THE INSTALLATION OF A CARPORT/AWNING STRUCTURE WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.
3. THIS PROPERTY HAS BEEN ALTERED WITH A DOCK STRUCTURE BUILT WITHOUT A PERMIT RECORD OR INSPECTION RECORD FOR THIS BOAT DOCK.

FBC(2010) 105.4.1

THIS PROPERTY HAS BEEN ALTERED WITH A PATIO ROOF STRUCTURE INSTALLED ON THE N.W. CORNER OF THE PROPERTY WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.5

THIS PROPERTY HAS BEEN ALTERED WITH ELECTRICAL WORK INSTALLED ON THE DOCK AND OTHER AREAS OF UNPERMITTED (ADDITIONS) WORK WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.8

THIS PROPERTY HAS BEEN ALTERED WITH AN AWNING INSTALLED ON THE WEST SIDE OF THE HOUSE WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 110.9

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS AND PASS THE AFTER THE FACT PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula stated the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Jorge Brandt, the owner's son, requested 90 days and said the contractor was already working on it.

Maria Brandt, owner, was present.

Motion made by Mr. Nelson, seconded by Mr. Mohnani to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 10/27/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE15030848

716 Southwest 16 Street
DAUNTLESS PROPERTIES LLC

Certified mail sent to the owner was accepted on 7/16/15.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS, INSPECTIONS AND C.O.:

1. THEY ARE ENCLOSING THE CARPORT AND EXTENDING THE EXISTING ROOF OVER THE CARPORT TO ADD A BEDROOM & BATH TO THE REAR BUILDING.
2. A NEW ROOF WAS BUILT ON THE ADDITION.
3. PLUMBING AND ELECTRICAL ALTERATIONS WERE DONE TO BUILD A BATHROOM AND BEDROOM AT THE REAR.
4. BUILDING A KITCHEN AREA AND ALTERATIONS TO THE EXISTING ONE.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Timothy Sigfried, power of attorney, said the original contractor was out of business. A new contractor had been hired and permit applications had been submitted.

Motion made by Mr. Miron, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 10/27/15 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE15030025

2337 Northwest 14 Street
BRAVOS, WILLIAM J
DAVIDSON-BRAVOS, DONNA

Certified mail sent to the owner was accepted on 7/15/15.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2010) 105.4.18

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:

1. A WOOD FENCE WAS ERECTED AT THE PROPERTY LOT.
A STOP WORK WAS ISSUED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

William Bravos, owner, said he had obtained a survey and a contractor had applied for permits.

Motion made by Mr. Miron, seconded by Mr. Mohnani to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 9/22/15 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE15031104

1531 Northwest 13 Court
RHA 2 LLC

Certified mail sent to the owner was accepted on 7/16/15.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2010) 105.4.18

CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE
REQUIRED PERMITS AND INSPECTIONS:

1. THE OLD CHAIN LINK FENCE WAS REMOVED AND A NEW
WOOD FENCE WAS INSTALLED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

James Crews, the owner's representative, stated they had a survey and had submitted a permit application earlier in the day.

Motion made by Mr. Nelson, seconded by Mr. Miron to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 8/25/15 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE15061470

1638 River Ln
COMMISSO, HELEN
HELEN G MACALPINE REV TR

Service was via posting on the property on 7/22/15 and at City Hall on 7/16/15.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH EXTENSIVE
INTERIOR AND EXTERIOR REMODELING BEING DONE
WITHOUT THE REQUIRED STRUCTURAL PERMITS AND/OR
INSPECTIONS.

FBC(2010) 105.4.4

THIS PROPERTY HAS BEEN ALTERED WITH EXTENSIVE
REMODELING WITHOUT THE REQUIRED PLUMBING PERMIT
AND/OR INSPECTIONS.

FBC(2010) 105.4.5

THIS PROPERTY HAS BEEN ALTERED WITH EXTENSIVE
INTERIOR AND EXTERIOR REMODELING BEING DONE
WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR
INSPECTIONS.

FBC(2010) 105.4.11

THIS PROPERTY HAS BEEN ALTERED WITH EXTENSIVE
REMODELING BEING DONE WITHOUT THE REQUIRED
MECHANICAL PERMIT AND/OR INSPECTIONS.

FBC(2010) 110.9

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula stated a Stop Work Order had been posted on the property on 6/11/15. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Stephen Todaro, architect, said he had completed the drawings and the owner would hire the contractor to do the work. He explained that he was also the original contractor, but the owner had terminated him and hired someone else to do this.

Inspector Masula stated other building inspectors had informed him that the owner had hired an interior decorator who had hired unlicensed contractors, who had done the work in the photos. Mr. Todaro believed the designer had hired licensed contractors. He had tried to contact them regarding what work had been done and what still needed to be done but had received no cooperation.

Motion made by Mr. Miron, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 8/25/15 or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a roll call vote, motion passed 5-2 with Mr. Mohnani and Mr. Nelson opposed.

Case: CE15061160

709 Northeast 19 Avenue
SINGER, TIMOTHY

Service was via posting on the property on 7/10/15 and at City Hall on 7/16/15.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE AND THE POOL CONSTRUCTION WAS FINISHED. TODAY IT REMAINS WORK WITHOUT PERMITS. IT IS A LIFE SAFETY VIOLATION DUE TO THE FACT THAT THE ELECTRICAL SYSTEM HAS NOT BEEN FINALED AND THE CHILD BARRIERS HAVE NOT BEEN APPROVED.

1. ELECTRICAL PERMIT # 02010548 (HOOK UP NEW RES POOL).

2. BUILDING PERMIT # 02010544 (RES POOL).

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$250 per day, per violation. He also requested the electricity to the pool lights be cut off at the breaker and the filter run only at night.

Timothy Singer, owner, said the pool contractor was no longer in business and he could not locate the electrical contractor. He had found another contractor, who had applied for the permit earlier in the week. Mr. Singer agree to turn the pool lights off at the breaker and to run the filter only at night.

Motion made by Mr. Nelson, seconded by Mr. Madfis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 9/22/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE15041065

445 Northwest 11 Terrace
HILL-WILLIAMS, LISA P &
WILLIAMS, STEPHEN P

Service was via posting on the property on 7/10/15 and at City Hall on 7/16/15.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE AND THE POOL WAS FINISHED. TODAY THEY REMAIN WORK WITHOUT PERMITS. IT IS A LIFE SAFETY VIOLATIONS DUE TO THE FACT THAT THE ELECTRICAL SYSTEM HAS NOT BEEN FINALED AND THE CHILD BARRIERS HAVE NOT BEEN APPROVED TO COMPLY WITH THE FLORIDA CHILD PROTECTION ACT FS515.

1. ELECTRICAL PERMIT #05052474 (EPOOL/SPAR).

2. BUILDING PERMIT #05052471 (BPOOL/SPAR).

3. BUILDING PERMIT #05093001 (BFENCEW SF).

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$250 per day, per violation. He also requested the electricity to the pool lights be cut off at the breaker and the filter run only at night.

Stephen Paul Williams, owner, said the house was built in 2005 and believed everything had been taken care of. He noted the Certificate of Occupancy had been signed by someone at the City. Inspector Oliva explained that final inspection on the permits had been cancelled in 2010 by the contractor or owner but a prior inspection had failed for electrical work. Inspector Oliva pointed out that the pool permit was not attached to the master permit, which is how the Certificate of Occupancy was issued without the pool permit passing final inspection. Mr. Williams agreed to turn off the pool lights at the breaker until after inspection

Motion made by Mr. Miron, seconded by Mr. Mohnani to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 9/22/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Mr. Mohnani temporarily left the dais.

Case: CE13101030

1329 Northwest 7 Terrace
TOTAL HOUSING INC.

This case was first heard on 3/25/14 to comply by 4/22/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported only the Certificate of Occupancy was pending and he felt it should be issued within 28 days.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 56-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE14072224

3621 Southwest 22 Street
MARTIN, IDANIA

This case was first heard on 2/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the owner had made very little progress.

Motion made by Mr. Miron, seconded by Mr. Nelson, to grant a 182-day extension to 1/26/16, during which time no fines would accrue. In a voice vote, motion failed 5-1 with only Mr. Nelson voting in favor.

Case: CE14082139

1544 Northwest 9 Avenue
KDE OF FL 1 LLC

This case was first heard on 11/25/14 to comply by 1/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported there had been no progress; the owner had applied for permits and then voided them.

Motion made by Mr. Nelson, seconded by Mr. Miron, to grant a 182-day extension to 1/26/16, during which time no fines would accrue. In a voice vote, motion failed 0-6.

Case: CE14101440

2000 Southwest 4 Avenue
J R MANAGEMENT GROUP LLC

This case was first heard on 3/24/15 to comply by 5/26/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, stated a permit had been issued but the electrical and stucco work still needed permits. He recommended a 28-day extension.

Motion made by Mr. McGee, seconded by Ms. Hinton, to grant a 28-day extension to 8/25/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Mr. Mohnani returned to the dais.

Case: CE14110452

1729 Northwest 16 Avenue
CUKIERKORN, JACQUES

This case was first heard on 2/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, stated one permit had been issued but would expire in 28 days and the electrical and plumbing permits were still needed. He did not recommend any extension.

Motion made by Mr. Miron, seconded by Ms. Hinton, to grant a 182-day extension to 1/26/16, during which time no fines would accrue.

Mr. Nelson noted that a demolition permit had been issued and if everything was demolished, the other violations would be in compliance.

Mr. Miron withdrew his motion.

Motion made by Mr. Miron, seconded by Ms. Hinton, to grant a 28-day extension to 8/25/15, during which time no fines would accrue.

Inspector Oliva explained that the electrical and plumbing sub permits attached to the demolition permit had not been issued.

In a voice vote, Mr. Miron's motion passed 7-0.

Mr. Miron left the dais temporarily.

Case: CE14121727

650 Tennis Club Drive # 110
TOLSON, JOHN
TOLSON, LORI

This case was first heard on 4/28/15 to comply by 7/28/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the permit had been issued and recommended a 119-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 119-day extension to 11/24/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15040898

5900 Bayview Drive
ATALLAH, IHAB

This case was first heard on 5/26/15 to comply by 7/28/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the owner had renewed the permits and recommended a 119-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 119-day extension to 11/24/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15041034

1404 Southeast 9 Street
W D INVESTMENTS LLC

This case was first heard on 5/26/15 to comply by 6/23/15. Violations were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,025 and the City was requesting the 6/23/15 comply by date be amended to 7/28/15, removing the accrued fines.

George Oliva, Building Inspector, stated the owner had renewed the permits.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to amend the 6/23/15 comply-by date to 7/28/15, removing the accrued fines. In a voice vote, motion passed 6-0.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 119-day extension to 11/24/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Mr. Miron returned to the dais.

Case: CE14010952

200 S Birch Rd
LEISURE BEACH ASSOCIATION INC.

This case was first heard on 4/28/15 to comply by 5/26/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported two permits had been closed and the contractor had applied for a new electrical permit. He recommended a 91-day extension.

Motion made by Mr. Nelson, seconded by Mr. Miron, to grant a 91-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14061007

2186 Northeast 59 Court
O FLAHERTY, DANIEL

This case was first heard on 6/23/15 to comply by 7/28/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity but a contractor had informed him he had been hired to address the violations.

Motion made by Mr. Nelson, seconded by Mr. Miron, to grant a 28-day extension to 8/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14091251

1736 Southeast 14 Street
VERDUGO, CARLOS E

This case was first heard on 3/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$4,050.

Robert Masula, Building Inspector, reported the seawall permit had passed inspection and was closed. He believed the owner was working toward compliance of the fence issue.

Motion made by Mr. Nelson, seconded by Mr. Miron, to grant a 56-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14100227

528 Victoria Terrace
528 VICTORIA TERRACE LLC

This case was first heard on 4/28/15 to comply by 6/23/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master and sub permits were issued and active. The mechanical permit had not been issued yet. He recommended a 182-day extension. Inspector Masula said he believed the contractor was working toward compliance.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14110272

1311 Seminole Drive
DANIELSSON, LEIF

This case was first heard on 3/24/15 to comply by 5/26/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and sub permits had been issued. Permits were still needed for the pavers and dock. He believed the owner was working toward compliance.

Motion made by Mr. Nelson, seconded by Mr. Miron, to grant a 56-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14111192

4143 North Ocean Boulevard # 103
HASSAN, JAMES C &
HASSAN, A L

This case was first heard on 3/24/15 to comply by 5/26/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the window permit had been issued and recommended a 182-day extension.

Motion made by Mr. Nelson, seconded by Mr. Miron, to grant a 182-day extension to 1/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15010524

1000 Northeast 6 Street
LAKES OF BRIDGEWATER LLC

This case was first heard on 5/26/15 to comply by 7/28/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and electrical and plumbing sub permits had been issued. He recommended a 182-day extension.

Motion made by Mr. Nelson, seconded by Mr. Miron, to grant a 182-day extension to 1/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15011944

609 Northeast 8 Avenue
ELITE HOME PARTNERS LLC

This case was first heard on 6/23/15 to comply by 7/28/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the plans had been picked up for corrections on 7/16/15 and recommended a 56-day extension.

Motion made by Mr. Miron, seconded by Ms. Hinton, to grant a 56-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15020287

3233 Northeast 34 Street # 1612
CRICKETT, JOHN J

This case was first heard on 4/28/15 to comply by 5/26/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit had been issued on 6/26/15 and the electrical permit had been issued on 7/15/15. The mechanical and plumbing permits had passed plan review but had not been issued. Inspector Masula said he was seriously considering scheduling this case for a Massey hearing the following month. Mr. McGee said he had been to fires at this building (in his capacity as a firefighter) in the past.

Motion made by Mr. Nelson, seconded by Mr. Miron, to grant a 182-day extension to 1/26/16, during which time no fines would accrue. In a voice vote, motion failed 0-7.

Case: CE15020352

4010 Galt Ocean Drive # 1412
OLSEN, DONNA M
OLSEN, JOHN C

This case was first heard on 4/28/15 to comply by 7/28/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit had been issued 6/25/15 and the electrical and plumbing and sub permits had passed final inspection and were closed. He recommended a 119-day extension.

Motion made by Mr. Nelson, seconded by Mr. Miron, to grant a 119-day extension to 11/24/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15030619

3333 Northeast 33 Street
GALT II LLC

This case was first heard on 4/28/15 to comply by 5/26/15. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$94,500.

Robert Masula, Building Inspector, reported the master permit and sub permits had been resubmitted on 7/16/15 and passed after-the-fact review. he recommended a 56-day extension.

Motion made by Mr. McGee, seconded by Ms. Hinton, to grant a 56-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Nelson opposed.

Case: CE15040200

4100 Galt Ocean Drive # 610
GUTIERREZ, MARIO & SILVANA

This case was first heard on 5/26/15 to comply by 7/28/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and all sub permits had been issued. He recommended a 182-day extension.

Motion made by Mr. Miron, seconded by Ms. Hinton, to grant a 182-day extension to 1/26/156 during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14031507

416 Southwest 11 Court
REYNOLDS, STUART L

This case was first heard on 1/27/15 to comply by 3/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported a permit application had been submitted on 7/23/15 and recommended a 91-day extension.

Motion made by Mr. Miron, seconded by Ms. Hinton, to grant a 28-day extension to 8/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14051355

3051 Northwest 23 Street
WILLIAMS, THERESA

This case was first heard on 1/27/15 to comply by 2/24/15 and 5/26/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the expired roof permit had not been renewed.

Motion made by Mr. Nelson, seconded by Mr. Madfis, to grant a 28-day extension to 8/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15060586

1709 Southwest 10 Street
SILVERA, KENNETH A

This case was first heard on 6/23/15 to comply by 7/28/15. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the wall had been removed but he did not support any extension.

Ms. Hasan reported no respondent had appeared at the previous hearing. Ms. Goldwire stated the mail notices had been returned.

Motion made by Mr. McGee, seconded by Mr. Nelson, to grant a 182-day extension to 1/26/16, during which time no fines would accrue. In a voice vote, motion failed 0-7.

Motion made by Mr. Mohnani, seconded by Mr. Madfis, to grant a 28-day extension to 8/25/15, during which time no fines would accrue. In a voice vote, motion failed 1-6 with only Mr. Mohnani voting in favor.

Later in the meeting, Chair Elfman stated this property was pending a short sale and offered staff the name and phone numbers for the realtor and the law firm handling the sale.

Case: CE14081054

1834 Lauderdale Manors Drive
WSC BRICKELL LLC

This case was first heard on 2/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the permit applications had been submitted on 4/28/15 but had not been approved. He did not support any further extension. Inspector DelRio said the last contact from the property manager was in November 2014.

Motion made by Mr. McGee, seconded by Mr. Nelson, to grant a 182-day extension to 1/26/16, during which time no fines would accrue. In a voice vote, motion failed 1-6 with only Ms. Hinton voting in favor.

Case: CE11110991
2845 Southwest 4 Street
GALLINGTON, MARILYN K

This case was first heard on 11/26/13 to comply by 1/28/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,100 fine, which would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, displayed photos of the property and reminded the Board that he had been trying to work with the owner for years. He stated the electrical permit that was pulled last year had failed inspection two months ago. Inspector Oliva recalled that a contractor had appeared at the last hearing on behalf of the owner and said he was working to resolve the issues at the property. The property owner had stopped communicating with Inspector Oliva and he recommended imposition of the fine.

Motion made by Mr. McGee, seconded by Mr. Nelson, to find the violations were not in compliance by the Order date, and to impose the \$6,100 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Case: CE14040754
91 Compass La
BRESLOW, JULIAN MARIE

Certified mail sent to the owner was accepted on 7/15/15.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 116.2.1.2.1

PART OF THE SEAWALL HAS BEEN DAMAGED AND NEEDS TO
BE REPAIRED.

Inspector Masula stated the case was begun pursuant to a complaint. The owner's attorney had informed Inspector Masula in June that there was a pending civil lawsuit and an insurance claim and the owner was getting bids from contractors to repair the

seawall. Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$150 per day.

Chair Elfman stated the property was up for short sale.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 8/25/15 or a fine of \$250 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. McGee opposed.

Chair Elfman left the dais temporarily.

Case: CE14061162

109 NE 16 ST
HARTMAN, JAMES D

Service was via posting on the property on 7/15/15 and at City Hall on 7/16/15.

Robert Masula, building Inspector, testified to the following violations:
FBC(2010) 105.1

THE REAR PORCH OF THIS PROPERTY HAS BEEN ALTERED
INTO A ROOM ENCLOSURE WITHOUT THE REQUIRED
PERMITS, INSPECTIONS OR C.O.

FBC(2010) 111.1.1

A CERTIFICATE OF OCCUPANCY IS REQUIRED FOR
ALTERING THIS PORCH INTO HABITUAL LIVING SPACE.

Inspector Masula presented photos of the property and the case file into evidence, and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Motion made by Mr. Miron, seconded by Mr. Mohnani to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 8/25/15 or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Chair Elfman returned to the dais.

Case: CE15031138

1520 Northwest 4 Street
FREEMAN, MARIA J

Service was via posting on the property on 7/10/15 and at City Hall on 7/16/15.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS:

1. BUILDING PERMIT 05080372 FOR NEW SINGLE FAMILY RESIDENCE IS EXPIRED. THIS DWELLING HAS BEEN OCCUPIED WITHOUT A FINAL INSPECTION AND C.O.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 111.1.1

THIS SINGLE FAMILY DWELLING WITH A CLASSIFICATION R-3, IS BEING USED WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

Inspector DelRio stated the building permit had expired and the property was occupied without a Certificate of Occupancy. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence.

Motion made by Mr. McGee, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 8/25/15 or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE15040944

4004 Northeast 21 Avenue
LENGEL, MARY ANN

Certified mail sent to the owner was accepted on 7/15/15.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE AND THE POOL CONSTRUCTION WAS FINISHED. TODAY IT REMAINS WORK WITHOUT PERMITS. IT IS A LIFE SAFETY VIOLATION DUE TO THE FACT THAT THE ELECTRICAL SYSTEM HAS NOT BEEN FINALED AND THE CHILD BARRIERS HAVE NOT BEEN APPROVED.

1. BUILDING PERMIT #06022854 (BPOOLSPASF).
2. PLUMBING PERMIT #06070751 (PMETERIRR).

3. PLUMBING PERMIT #06081599 (PLAWNSPRIN).
4. ELECTRICAL PERMIT #06022831 (EPOOL/SPAR).

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$100 per day, per violation. He also wanted the owner to disconnect the power to the pool at the breaker.

Motion made by Mr. Nelson, seconded by Mr. Miron to find for the City that the violations existed as alleged and to order the property owner to disconnect the power to the pool lights and to come into compliance within 56 days, by 9/22/15 or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE15051316

5200 Northwest 31 Avenue # G-134
CAUNITS, MARTIN

Service was via posting on the property on 7/9/15 and at City Hall on 7/16/15.

Alejandro DelRio, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:

1. AN ILLEGAL PENETRATION OF THE ROOF DECK AND THE
FIRE RATED ATTIC SPACE BY THE OWNER OF UNIT G-134.
THE OPENING WAS DONE TO INSTALL A SKYLIGHT ABOVE
THE APARTMENT UNIT.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Mr. McGee noted that the skylight was installed in an attic space, so additional work had probably been done in the unit below. Inspector Oliva said the homeowners association had filed the complaint because a tenant had done the work. He said this was a common, fire-rated area.

Motion made by Mr. Nelson, seconded by Mr. Mohnani to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 8/25/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order.

Mr. Nelson pointed out that the skylight was installed in a common area but the condo association had not been cited. Ms. Hasan stated the City could send notice to the condo association. She also suggested issuing a subpoena to the tenant.

The City withdrew the case.

Case: CE15040158

400 Isle Of Capri

KUIJPER, MARTIJN PETER

Service was via posting on the property on 7/15/15 and at City Hall on 7/16/15.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:

1. THE FOUR EXISTING AIR CONDITIONERS HAVE BEEN
MOVED INTO THE EASEMENT WHICH IS LESS THAN TWO
FEET FROM THE PROPERTY LINE.
2. POOL PUMPS AND CLEANING EQUIPMENT HAVE BEEN
MOVED AND INSTALLED ON THE SOUTH SIDE OF HIS YARD.
3. A POOL AND SPA HEATER HAVE BEEN MOVED AND
INSTALLED ON THE SOUTH SIDE OF HIS YARD.
4. A NEW GAS GENERATOR WITH NEW GAS LINES HAS BEEN
INSTALLED ON THE SOUTH SIDE OF THIS YARD.
5. AN OUTDOOR KITCHEN HAS NOW BEEN ERECTED NEAR
THE ORIGINAL LOCATION OF THE FOUR AIR
CONDITIONERS. THIS CONSISTS OF THE CONSTRUCTION OF
A CONCRETE OUTDOOR WALL APPROXIMATELY 12FT LONG
AND 8FT TALL.
6. A NEW GAS LINE WAS MADE FOR THE GAS GRILL.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 9/22/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Approval of Meeting Minutes

Motion made by Mr. Nelson, seconded by Mr. Miron, to approve the minutes of the Board's May 26, 2015 meeting. In a voice vote, motion passed 7-0.

Cases Complied

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE14010954	CE14110923	CE14120559	CE14031823
CE14062128	CE15051064	CE15061150	

Cases Withdrawn

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE15040668	CE14051325	CE14121289	CE14121814
CE15030553	CE14082064	CE15061140	CE15061151
CE15061152	CE15061185	CE15011051	

There being no further business to come before the Board, the meeting adjourned at 2:41 p.m.


Chair, Code Enforcement Board

ATTEST:


Clerk, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Minutes prepared by: Jamie Opperee, ProtoType Inc.